

To Those We Serve:

We are pleased to provide you with the 1997 Annual Report of the Hamilton County Regional Planning Commission and Rural Zoning Commission. This report describes achievements of the Commissions and their staff in

carrying out responsibilities related to community planning and zoning in Hamilton County. The inclusion of both commissions in this report reflects the interconnected mission and vision as well as the daily collaboration and teamwork in the Planning and Zoning Department.

In addition to the provision of planning and zoning services typically required, we have made outstanding progress this year in several other areas. We have continually refined land use regulations and drafted new standards for telecommunications facilities, adult entertainment facilities, religious facilities and personal signs. We also initiated a successful amendment of the Ohio Revised Code to improve zoning laws by enabling new types of Planned Unit Developments. The Planning Commission prepared a comparative analysis of alternative sites for football and baseball stadiums to assist the County Commissioners in a controversial decision process. In addition to staff support and coordination of the Western Hamilton County Collaborative Plan, we also provided contractual planning services to various legal jurisdictions. Also of major significance is our completion of a four-year effort related to refinement of address ranges and construction of other data layers essential to the Cincinnati Area Geographic Information System (CAGIS).

The Planning and Zoning Commissions received an achievement award from the National Association of Counties for "Consensus Building for Comprehensive Revision of Zoning Regulations" in recognition of an innovative program that contributes to and enhances county government in the United States.

Due to the scope of our duties and services, the annual report can only summarize our activities. Our staff would be pleased to answer any questions that you might have on our various work programs.

Ronald P. Miller, AICP

Executive Director

HAMILTON COUNTY REGIONAL PLANNING COMMISSION

HAMILTON COUNTY RURAL ZONING COMMISSION

Regional Planning Commission – RPC

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ANNUAL REPORT TEAM:
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The Regional Planning Commission (RPC) serves the Board of County Commissioners by providing advisory planning services to the unincorporated areas (12 townships) of the County. It also provides services upon request to 37 county municipalities that are members of the Commission and pay annual fees.

The Commission's various planning activities include programs for subdivision compliance, community planning, development review and census/data and information systems. The Commission's services are tied to annual work programs that monitor development trends, evaluate current policies, and update the Hamilton County Master Plan and related regulations for zoning, subdivision of land and traffic circulation. The Commission is responsible for determining consistency of development proposals with adopted plans for township areas. Land use control responsibilities also include development review for consistency with zoning regulations, subdivision rules, and thoroughfare plans. Advisory zoning recommendations are made to the Hamilton County Rural Zoning Commission and to township and municipal zoning commissions. The RPC administers and takes final actions on land subdivision for the entire unincorporated area. It coordinates the multi-agency review of subdivision plans and ensures conformity with the County's regulations.

RPC prepares and disseminates information and maps on a variety of subjects related to planning, and this information is available for public and agency use. It maintains Census and other data on population, housing, zoning, building activity, socio-economic development, school trends, and many physical and land use features. The staff coordinates and assigns street address numbers for the unincorporated areas and several municipalities.

The Commission's staff also supports the various functions of the Rural Zoning Commission, the Cincinnati Area Geographic Information System (CAGIS), and the Community Development Department. The Executive Director serves as Secretary to the Rural Zoning Commission and Regional Planning Commission and has general charge of the functions of both Commissions.

The Regional Planning Commission is made up of seven representatives:

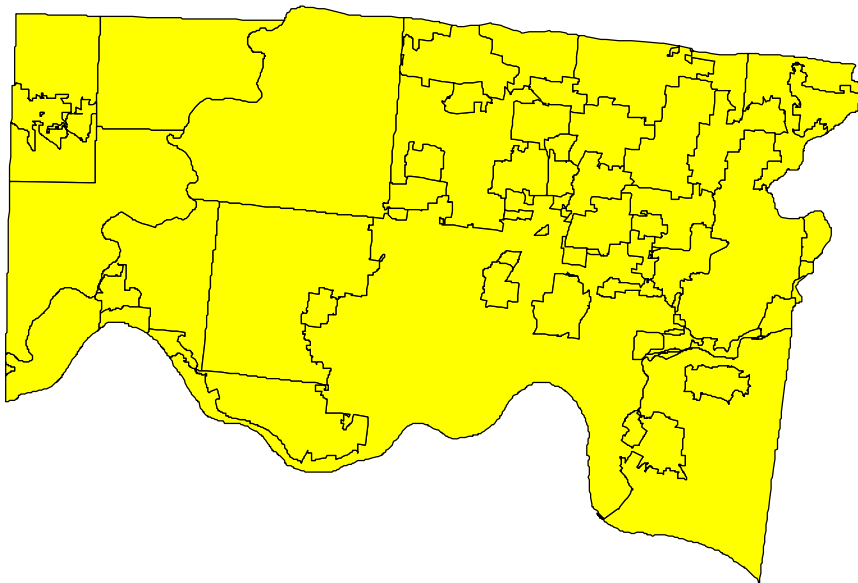
- Four representatives from townships appointed by the Board of County Commissioners
- One representative from a municipality appointed by the Board of County Commissioners
- One representative from a municipal planning commission elected by municipal planning commissions, and
- One representative from Cincinnati appointed by the Cincinnati Planning Commission

VISION

To serve as a representative forum for providing essential planning and development services through comprehensive collaboration.

MISSION

- **To assist Hamilton County and its communities, agencies and citizens in achieving development and long range planning goals;**
- **To provide support for effective decision making;**
- **To promote an equitable balance of local, county and regional perspectives and interests.**



Hamilton County, Ohio



Hal Franke, Mel Martin, David Gosling, Bill Bercaw, Harold Anness, Robert Alsfielder, Jay Buchert

The Hamilton County Regional Planning Commission is a seven member board. The composition and 1997 membership of this Commission (whose members serve five-year terms) is as follows:

- Four (4) residents of the unincorporated area of Hamilton County, who are nominated by Township Trustees and other interested parties, and appointed by the Board of County Commissioners.

Hal Franke, Chairman (Appointed 1995, Term Expires 1999)
Harold L. Anness (Appointed 1987, Current Term Expires 2000)
C.W. "Bill" Bercaw (Appointed 1990, Current Term Expires 1999)
Robert "Jay" Buchert (Appointed 1990, Current Term Expires 2001)

- One (1) resident of a City or village with a planning commission, who is appointed by the Board of County Commissioners.

Melvin D. Martin, (Appointed 1981, Current Term Expires 2000)

- One (1) resident of a City or Village with a planning commission, exclusive of Cincinnati, who is elected by mail ballot of Municipal Planning Commissions.

Robert F. Alsfielder, Jr., Vice-Chairman (Elected in 1988, Current Term Expires 2001)

- One (1) resident from the City of Cincinnati appointed by the Cincinnati Planning Commission.

David Gosling (Appointed in 1996, Term Expires 2001)

DEVELOPMENT REVIEW

- Determine consistency with adopted land use plans and provide advisory zoning recommendations to township and municipal zoning commissions, the Hamilton County Board of Zoning Appeals, and the Board of County Commissioners.
- Administer regulations for the division and transfer of land, including the exaction of R.O.W., the design, layout and improvement of land for residential, commercial or industrial uses in unincorporated Hamilton County.
- Coordinate the multi-agency review of subdivision plans.
- Review and report on development compliance with zoning regulations, subdivision rules and thoroughfare plans.
- Review and report on annexation requests to the Board of County Commissioners.
- Assign all addresses in the unincorporated areas as well as some incorporated areas by agreement.

INFORMATION SERVICES

- Prepare and disseminate information and maps regarding a variety of planning related topics.
- Maintain the library of paper maps and the planning and address layer of the GIS.
- Assist in system migration and continuous update of automated mapping of development information resulting from planning, zoning, and subdivision activities.

COMMUNITY PLANNING

- Monitor and report on development trends.
- Update regulations for zoning , subdivision of land and traffic circulation to enable implementation of adopted plans.
- Coordinate the preparation, adoption and amendment of community plans and appropriate methods to implement plans.
- Provide census data, analysis and staff support to Hamilton County Community Development Department in preparing the application and administration of the Consolidated Plan including the Community Development Block Grant, the HOME Investment Partnership Act, the Emergency Shelter Grant, and the Section 8 Existing Housing Program.
- Provide socio-economic information and assistance in data collection and analysis to decision makers and citizens in the Greater Cincinnati Area.
- Complete annual requirements of the Ohio Data Users Center necessary to retain Census Affiliate status.
- Assist the Bureau of the Census in preparing for the 2000 Census.

Decision Support Manual: Volume 1

Profiles and Comparisons Townships and Municipalities

Decision Support Manual: Volume 2

Comparisons of Property Tax Rates and Assessed Valuation

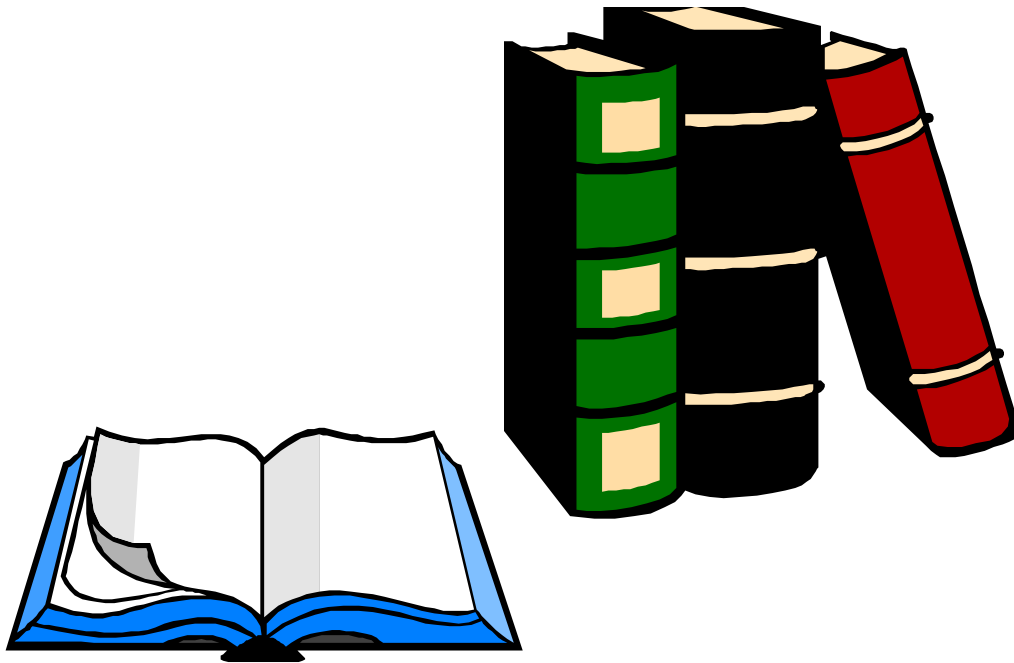
Key Community Trends:

Benchmarks of Progress

1997 Census Tract Street Directory

Western Hamilton County Community Profile

1997-1998 School Enrollment Report



BEGINNING YEAR BALANCE **\$ 128,809.09**

REVENUE SOURCES

Subdivision Fees	30,060.00
Block Grant	184,999.95
Contracts	25,224.10
Membership Dues	4,208.00
Misc. Sales & Services	5,802.55
General Fund	668,807.99

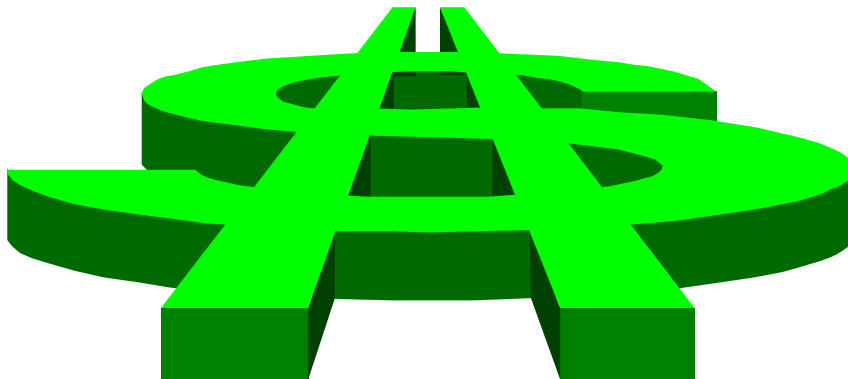
TOTAL REVENUE **\$ 919,102.60**

OPERATING EXPENSES

Personnel	799,984.33
Contract Services	19,416.50
Non-Personnel	97,385.66

TOTAL EXPENSES **\$ 916,786.49**

ENDING YEAR BALANCE **\$ 131,125.20**



HAMILTON COUNTY REGIONAL PLANNING COMMISSION

Historical Perspective

“A General Overview”

HISTORY

Decade	External Forces	RPC Focus (Service Direction)
1920' s	<ul style="list-style-type: none"> • <i>U.S. regional planning movement</i> • U.S. zoning movement • Ohio regional planning law • <i>Ohio subdivision enabling legislation</i> • Uncoordinated suburban development • Public health concerns • Property value concerns 	<ul style="list-style-type: none"> • Choice of Regional versus County Planning Commission • Formation of the Hamilton County Regional Planning Commission
1930' s	<ul style="list-style-type: none"> • Ohio legislation transferring platting authority from County Commissioners to the RPC • Suburbanization 	<ul style="list-style-type: none"> • Develop model subdivision regulations • Adopt County subdivision regulations • Promote subdivision control in municipalities • Develop Hamilton County Thoroughfare Plan
1940' s	<ul style="list-style-type: none"> • Ohio zoning enabling legislation • Incorporation of 7 municipalities • Completion of 1948 Cincinnati Master Plan with County-wide Elements 	<ul style="list-style-type: none"> • Prepare regional planning studies • Update County subdivision regulations • Initiate property addressing system for Hamilton County • Promote state law amendments to enable zoning regulations • Develop model zoning regulations for Hamilton County townships • Create Rural Zoning Commission • Adopt rural zoning in five townships (1949) • Reorganization of the RPC
1950' s	<ul style="list-style-type: none"> • Incorporation of 5 municipalities • Interstate highway system • Post-war sprawl development • Start of fragmented zoning adoption by individual precincts 	<ul style="list-style-type: none"> • Short term planning and administration (subdivision and zoning) • Adopt rural zoning in two additional townships
1960' s	<ul style="list-style-type: none"> • <i>U.S. metropolitan planning movement</i> • U.S. Categorical Grants and 701 Planning Grants • Ohio caselaw on annexation policy • Rapid growth and storm water problems • War on Poverty / Social Planning • Model Cities / Urban Renewal Legislation • Community Action Agencies • Community Services Block Grants • CMHA extended to County boundaries 	<ul style="list-style-type: none"> • Adopt rural zoning in two additional townships • Develop Hamilton County Master Plan • Update Hamilton County Thoroughfare Plan • Develop Hamilton County Public Library Plan • Develop Hamilton County Parks Plan • Develop Code Enforcement Programs • Comprehensive Storm Drainage & Open Space Master Plan (1967) • Collaborate in creation of OKI Regional Council of Governments • Develop Planned Unit Development zoning regulations

Decade	External Forces	RPC Focus (Service Direction)
1970' s	<ul style="list-style-type: none"> • U.S. 701 Planning Grants • Housing and Community Development Act of 1974 • Urban County Authority and Funding • U.S. Community Development Block Grants • State and Federal Scenic Rivers Program • Movement from county zoning to township zoning 	<ul style="list-style-type: none"> • Collaborate in creation of Community Development Dept. • Prepare Assisted Housing Plan • Prepare Citizen Participation Plan • Prepare Little Miami River Valley Study and Scenic River Program Planning • Initiate Flood Insurance Program Regulations • Update elements of Master Plan <ul style="list-style-type: none"> Commercial-industrial element Housing element Environment / hillside development element Storm drainage element Sanitary sewers element • Adopt rural zoning in one additional township
1980' s	<ul style="list-style-type: none"> • U.S. caselaw on land use, property rights and regulatory takings • Taylor Creek Sewer Proposals for western Hamilton County • Western Hamilton County development and stream pollution 	<ul style="list-style-type: none"> • Develop Township land use plans • Develop Corridor plans • Prepare analysis of Secondary Impacts of Sanitary Sewers • Develop RPC Consistency Bylaws governing adoption, amendment, interpretation and implementation of adopted plans • Expand zoning enforcement program • Obtain certification as a Census Information Center for 4 counties
1990' s	<ul style="list-style-type: none"> • Personal computer technology • GIS computerized mapping technology • West side sewer and water expansion • Township home rule • Movement from county zoning to township zoning • Expansion of County government authority • Property rights movement • Global economy and regional competition • Ohio smart growth movement • U.S. community benchmarking movement • U.S. sustainable development movement • <i>U.S. regionalism movement</i> 	<ul style="list-style-type: none"> • Develop computer network, information systems and services • Develop data products and services • Update Thoroughfare Plan • Develop model subdivision regulations (SUAG) • Develop model zoning regulations (ZUAG) • Develop CAGIS layers • Develop contract planning and zoning services (LZAC, LPAC) • Develop automated zoning code • Develop automated and integrated permitting system • Develop web site • Develop Strategic Plan for RPC organization
2000 + (projected)	<ul style="list-style-type: none"> • Regional and global competition • Suburban Gridlock • Disinvestment in urban/suburban core • Infill development • Mass transit corridors 	<ul style="list-style-type: none"> • Revise RPC organizational structure to fit current environment. • Develop effective partnerships with stakeholders • Develop county-wide plan for community, environment and economic development in context of the region. • Develop consensus on benchmarks and indicators to increase awareness of problems, opportunities and goals in Hamilton County.

The Rural Zoning Commission serves the Board of County Commissioners by administering and enforcing zoning in eight townships or parts thereof covering an area of about 80 square miles. The Commission itself is responsible for making recommendations to the Board regarding zone amendments and makes final determinations on Planned Unit Developments. The Commission consists of five members from the areas under County Zoning appointed by the Board of County Commissioners. By law, the unanimous decision of the Board of County Commissioners is required to deny or modify the recommendation of the Commission.

The Zoning Resolution is interpreted and enforced by the office of the County Zoning Inspector. The Zoning Inspectors are administratively a part of the RZC staff, but are appointed by the County Commissioners. Duties of the RZC administrative staff and Zoning Inspectors include:

- Coordinating zoning amendment review and scheduling of Public Hearings
- Presenting amendment and other zoning requests before the Regional Planning Commission, Rural Zoning Commission, Board of Zoning Appeals, and Board of County Commissioners
- Maintaining official maps and files
- Assisting the public with zoning information
- Reviewing all building permits for zoning compliance
- Issuing Zoning Certificates and Final Zoning Inspections Certificates for all building permits
- Conducting field inspections on reported zoning violations
- Abating zoning violations through due process
- Maintaining complaint and abatement records
- Updating the zoning regulations

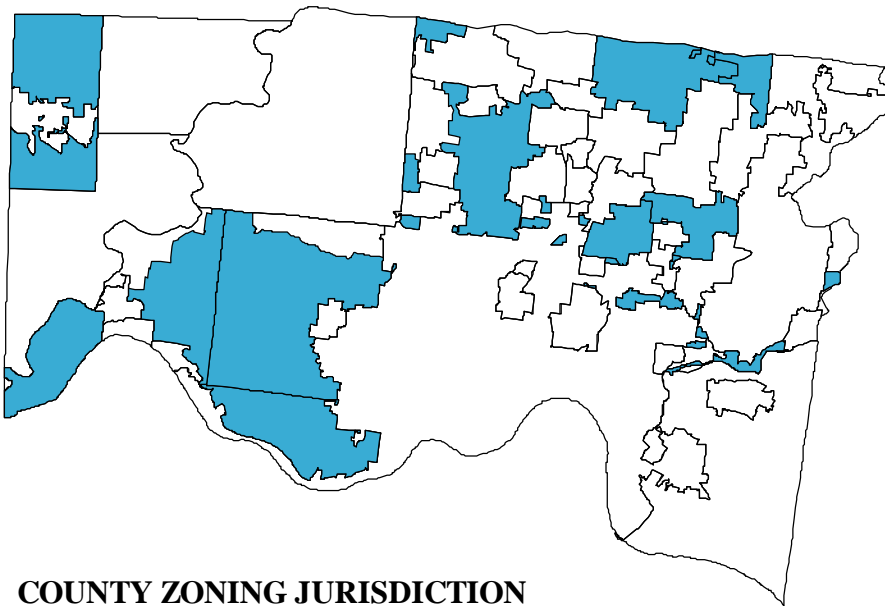


VISION

To have all development in compliance with Hamilton County zoning regulations as well as consistent with the land use goals and objectives of the region and each affected township.

MISSION

To administer and enforce the zoning regulations adopted by the Board of County Commissioners and the citizens of Hamilton County while continually improving public awareness and understanding of the importance of zoning in protecting public health, safety and welfare as well as private property.



COUNTY ZONING JURISDICTION
Hamilton County, Ohio



Allen Paul, Arthur Knabe, Dennis Sies, Becky Hummendorf, William McCormick

The five members of the Hamilton County Rural Zoning Commission are appointed by the Board of County Commissioners for a five-year term. These members must reside in an area under the jurisdiction of county zoning. In 1997, the composition and representation of this commission included:

- **Arthur Knabe, Resident of Green Township (Appointed 1971, Current Term Expires 1999)**
- **Becky Hummendorf, Resident of Harrison Township (Appointed 1995, Term Expires 2000)**
- **Allen Paul, Chairman, Resident of Springfield Township (Appointed 1989, Current Term Expires 1999)**
- **Dennis E. Sies, Vice-Chairman, Resident of Sycamore Township (Appointed 1983, Current Term Expires 1998)**
- **William McCormick, Resident of Miami Township (Appointed 1996, Current Term expires 2002)**

ZONING ADMINISTRATION

- Administer zone amendment and zoning certificate (site plan compliance review) process
- Coordinate Rural Zoning Commission services
- Maintain official zoning map and files for County zoning jurisdiction

ZONING ENFORCEMENT

- Review final plans and actual construction for compliance with zoning regulations and adopted conditions
- Issue final inspection certificates, and monitor continued compliance of new and existing development
- Investigate complaints and abate zoning violations
- Assist in providing contract services



REVENUE SOURCES

Zoning Certificates	45,005.00
Zone Application Fees	129,500.00
Contracts	52,071.00
Misc. Sales & Services	8,141.00
General Fund	126,005.00

TOTAL REVENUE	\$ 360,722.00
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OPERATING EXPENSES

Personnel	336,767.00
Non-Personnel	23,955.00

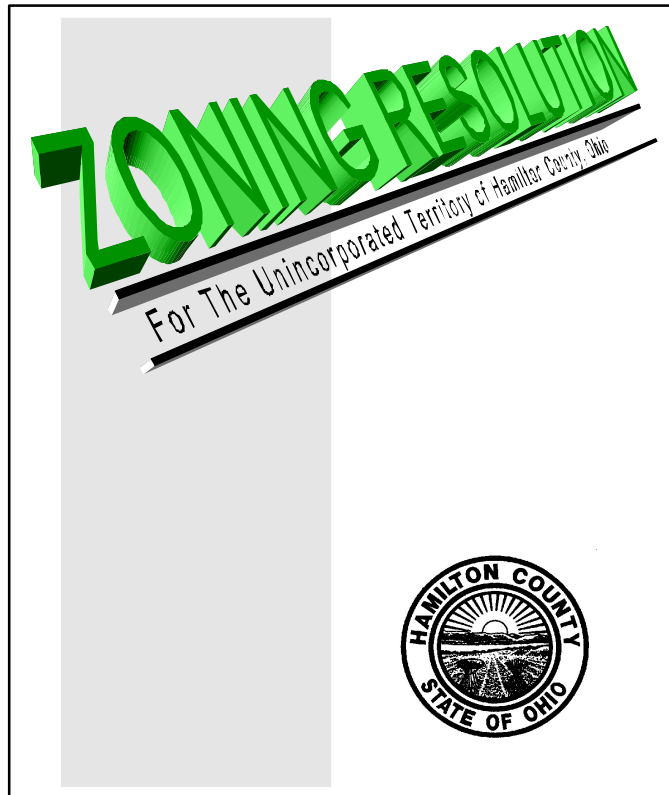
TOTAL EXPENSES	\$ 360,722.00
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Zoning Resolution

for the Unincorporated Territory of Hamilton County

The official book of rules and standards under which property located in the unincorporated areas of Hamilton County can be used, developed and redeveloped (applicable to Columbia, Green, Harrison, Miami, Springfield and Sycamore Townships)





rpc
HAMILTON COUNTY

HAMILTON COUNTY

APPOINTING AUTHORITIES

BOARD OF COUNTY COMMISSIONERS	RURAL ZONING COMMISSION	REGIONAL PLANNING COMMISSION
<p>Russ Sparks ZONING ADMINISTRATOR (County Zoning Inspector)</p> <p>Lori Adler ZONING PLANS EXAMINER</p> <p>Mary Berta ZONING PLANS EXAMINER</p> <p>Debbie Carney ZONING INSPECTOR</p> <p>Ray Gordon ZONING INSPECTOR</p> <p>Jim Huhn ZONING INSPECTOR</p>	<p>Dana Hitt ZONING SPECIALIST II</p> <p>Rodney Ringer ZONING SPECIALIST (Graphic Records/Document Processing)</p> <p>Nancy Specht ZONING TECHNICIAN</p> <p>Denise Schlotman CLERK II RZC/RPC receptionist</p>	<p>Ron Miller EXECUTIVE DIRECTOR (RPC/RZC Secretary)</p> <p>xxx STUDENT HELP (Public Administration)</p> <p>Ken Moore DEVELOPMENT REVIEW ADMINISTRATOR</p> <p>Ken Ambrosius ADMINISTRATIVE COORDINATOR (Personnel & Budget Administration)</p> <p>Bob Eaton PLANNING SYSTEMS ADMINISTRATOR</p>

WORD PROCESSOR 2

Teresa Lawson

Community Planning Unit
(Cross Functional Teams)

Caroline Andrews PLANNING TEAM LEADER PLANNING SERVICES (Development Review Planner II)	Jim Bowen PLANNING SPECIALIST (Address Assignment/Permit Records)
Agnese Brienza PLANNING TEAM LEADER DATA SERVICES (Census/Information Planner)	Asli Gocmen GIS SPECIALIST
Tim Horsley PLANNING TEAM LEADER SPECIAL SERVICES (Development Review Planner II)	Lorraine Jordan GIS SPECIALIST

Information Systems Unit

Development Review Unit

Mark Abell SUBDIVISION COORDINATOR	Shubhra Govind DEVELOPMENT REVIEW PLANNER I (Land Use Planner)
Todd Kinsley DEVELOPMENT REVIEW PLANNER I	Jay Springer PLANNING SPECIALIST (Graphics/Land Use Records)
xxx INTERN	

(As of September 18, 1997)

Local Planning Assistance Center (LPAC)

- Prepared zoning regulations for telecommunication facilities, adult entertainment facilities, religious facilities and personal signs that will assist in achieving community goals related to land use and development.
- Initiated Ohio Revised Code amendment to improve zoning laws and enable new types of Planned Unit Developments (House Bill 280 was adopted with unanimous approval of the Ohio House and Senate). This amendment also ratified the innovative zoning techniques recently adopted in the Hamilton County Zoning Code.
- Prepared comparative analysis of alternative sites for football and baseball stadiums to enable Regional Planning Commission consideration and recommendations on this matter.
- Created zoning amendment tracking system for improved coordination of zoning cases.
- Standardized format for maps used in the zoning amendment process to decrease production time and improve consistency in quality.
- Automated the process for zoning district identification at the zoning front counter. This enables the public to see the information on a computer screen in substantially less time than it would normally take to retrieve paper maps.
- Created customized ArcView applications to assist customers:
 - at the zoning front counter,
 - prepare public hearing presentation maps, and
 - prepare staff report maps.
- Purchased and put into operation a high resolution projector and a notebook computer to enable preparation and effective use of ArcView presentations at public hearings and other public meetings.
- Completed initial phase of checking street names for correct spelling and potential address ranges for the Cincinnati Area Geographic Information System (CAGIS), a process accomplished over a four-year time period.
- Completed editing the Census block layer in CAGIS to create the block group layer and a new tract layer.
- Facilitated preparation of a land use plan for the Wooster Pike area in Columbia Township.
- Prepared the first Special Public Interest (SPI) Strategy and District, as enabled under the 1996 Zoning Resolution Update, for the Wooster Pike area of Columbia township.

In addition to the daily work functions performed by the Regional Planning Commission and Rural Zoning Commission staff, the organization was also actively involved in a number of other areas. Highlights of these activities are listed below:

Committee, Team and Board Memberships:

- OKI – Regional Council of Governments Board of Trustees
- OKI – Regional Council of Governments Executive Committee
- OKI – Update to 2020 Managing Mobility Plan
- OKI – Eastern Corridor
- OKI – ICC (Intermodal Coordination Committee)
- OKI – I-71 Corridor
- OKI – Groundwater Committee
- OKI – Regional Ozone Coalition
- CAGIS Policy Board
- CAGIS Technical Advisory Committee
- CAGIS Database Design Committee
- CAGIS Migration Committee
- CAGIS Street Name/Address Committee
- CAGIS Data Modeling Committee
- CAGIS Users Group (Co-Chairperson)
- Hamilton County Environmental Priorities Project
- Fernald CRO (Community Reuse Organization) (Board of Directors)
- Beechmont Corridor Transportation Study
- Quality Public Service Steering Committee
- Hamilton County Community Action Agency (Board of Trustees)
- Cincinnati Section of the American Planning Association (Director & Treasurer)
- Housing Advisory Board
- Cincinnati Association County Government Panel (Vice President)
- Leadership Cincinnati Alumni Association of Ohio (Vice President)
- County Planning Directors Association of Ohio (President)
- Central Riverfront Urban Design and Stadium Siting Steering Committee
- Cincinnati Youth Collaborative T-Cap Program (Mentor)



INTERAGENCY COOPERATION



Hamilton Co. Regional Planning Commission

1997 “AWARD FOR EXCELLENCE”

THE OHIO PLANNING CONFERENCE
A Chapter of the American Planning Association

Recognizes the

BEECHMONT CORRIDOR PLAN

For Excellence In Project Planning

Awarded This

6th Day of October 1997
at Dayton, Ohio

National Association of Counties

Achievement Award Winner

This Award is presented to

Hamilton County, Ohio

for
its program

***Consensus Building for Comprehensive Revision
of
Zoning Regulations***

in recognition of an innovative program
which contributes to and enhances county
government in
the United States

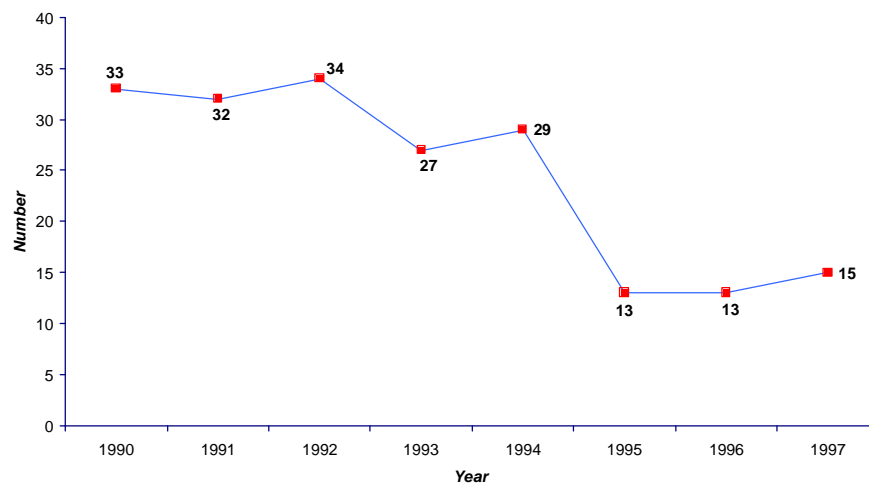
AWARDS

Subdivisions are categorized as major or minor. A major subdivision is a division of an original parcel into 6 or more lots and usually involves improvements such as sewer, water, and streets. The plans for a major subdivision must be reviewed and approved by many Hamilton County departments or agencies that oversee the construction of the improvements. The major subdivision must be platted with lots identified with lot numbers. A minor subdivision is a division of 5 lots or less that does not involve any new streets or other public improvements. This type of subdivision is approved administratively by stamping the deeds prior to transfer. No plat is required and the lots are identified by their legal description. All plans are kept on file in the office of the Regional Planning Commission and are available for viewing during regular office hours.

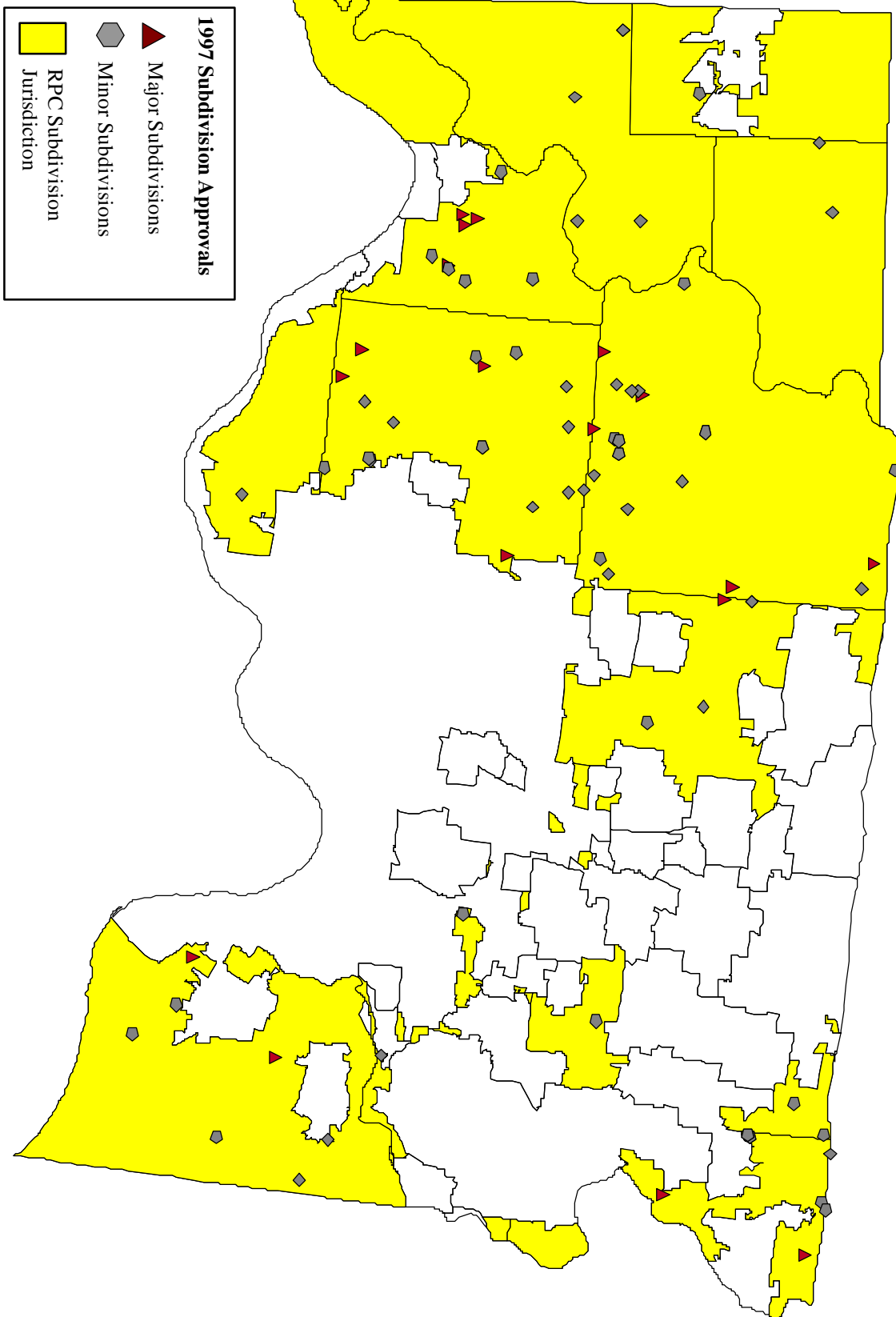
MAJOR SUBDIVISIONS: 1990-1997

Township	1990	1991	1992	1993	1994	1995	1996	1997	Total
Anderson	8	4	9	4	5	3	3	2	38
Colerain	1	5	7	5	4	2	3	1	28
Columbia	0	0	0	0	0	0	0	0	0
Crosby	1	0	0	0	0	0	0	0	1
Delhi	4	2	1	5	1	2	0	0	15
Green	5	8	8	4	5	1	0	4	35
Harrison	0	1	1	0	2	0	0	0	4
Miami	4	2	2	3	3	1	0	3	18
Springfield	3	3	1	1	3	0	3	1	15
Sycamore	0	4	3	0	1	1	3	2	14
Symmes	7	2	2	5	5	3	1	2	27
Whitewater	0	1	0	0	0	0	0	0	1
Total	33	32	34	27	29	13	13	15	196

SUBDIVISIONS IN THE UNINCORPORATED AREA OF
HAMILTON COUNTY
1990-1997



SUBDIVISIONS



1997 ZONING VIOLATIONS

The County enforces zoning for eight townships within Hamilton County. Three Field Inspectors are assigned to these eight territories. The type of violation which ranks the highest in mitigation consists of inoperative or junk vehicles located in residential districts. This is followed by the parking of RV's and boats in the front or side yards of a residence district. The process of mitigation includes a number of on-site inspections, notification letters, and court appearances.

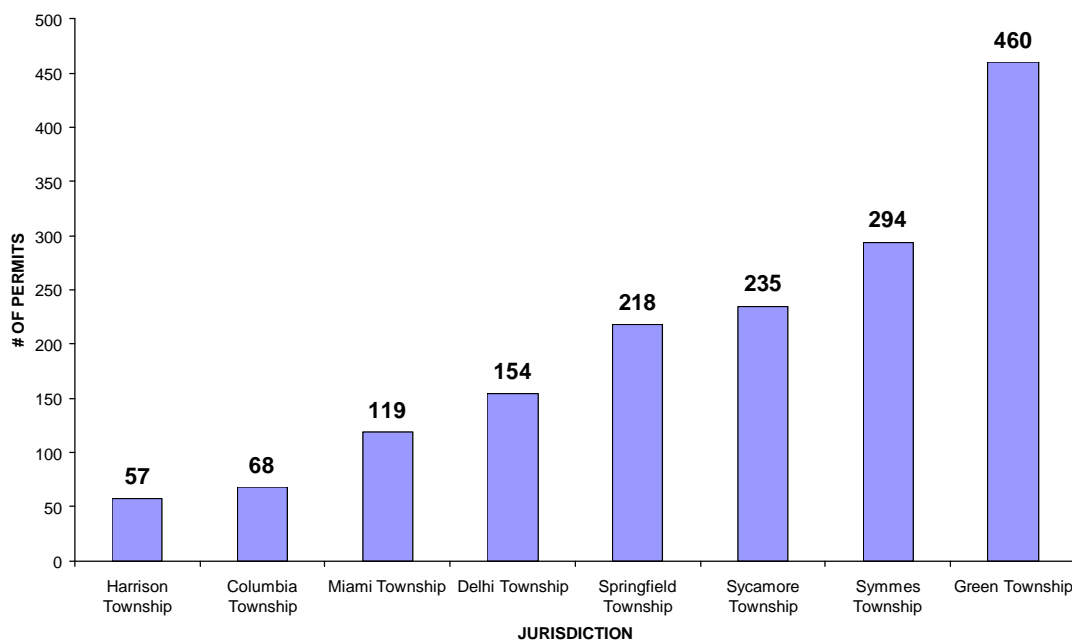
<i>Violation</i>	<i>Total</i>
<i>Junk Vehicles</i>	271
<i>Recreational Vehicle in Front Yard</i>	202
<i>Front Lawn Problem (e.g., parking)</i>	155
<i>Signs (size or location)</i>	53
<i>Commercial Equip. in Residential</i>	33
<i>Fences (height or location)</i>	15
<i>Improper Home Occupation</i>	14
<i>Miscellaneous (e.g., building height)</i>	18
Total	761

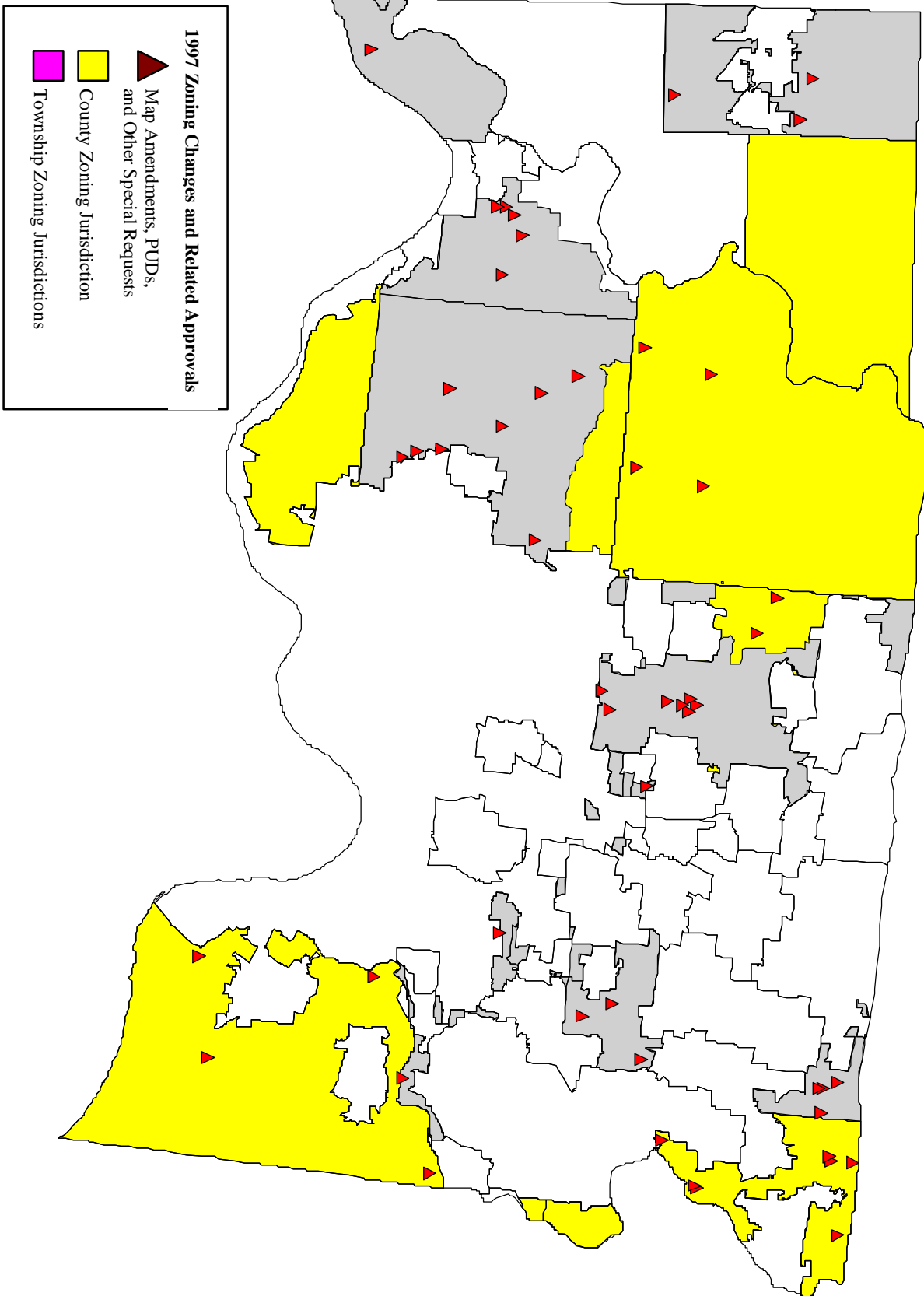
1997 ZONING PERMITS & FEES

The zoning certification process includes the review of all building applications for zoning compliance. This section consists of three team members. It has been their goal to review and issue zoning certificates with "same day service"; that is, while the applicant waits. Other than for some large commercial applications, this goal has been reached for all residential projects.

<i>Township</i>	<i>Number</i>	<i>Total Fees</i>
<i>Columbia</i>	68	\$7,300.45
<i>Green</i>	460	\$48,364.52
<i>Harrison</i>	57	\$4,365.86
<i>Miami</i>	119	\$6,927.50
<i>Springfield</i>	218	\$2,417.82
<i>Sycamore</i>	235	\$34,254.56
<i>Delhi (by contract)</i>	154	\$450.00
<i>Symmes (by contract)</i>	294	\$1,321.76
Total	1605	\$131,402.47

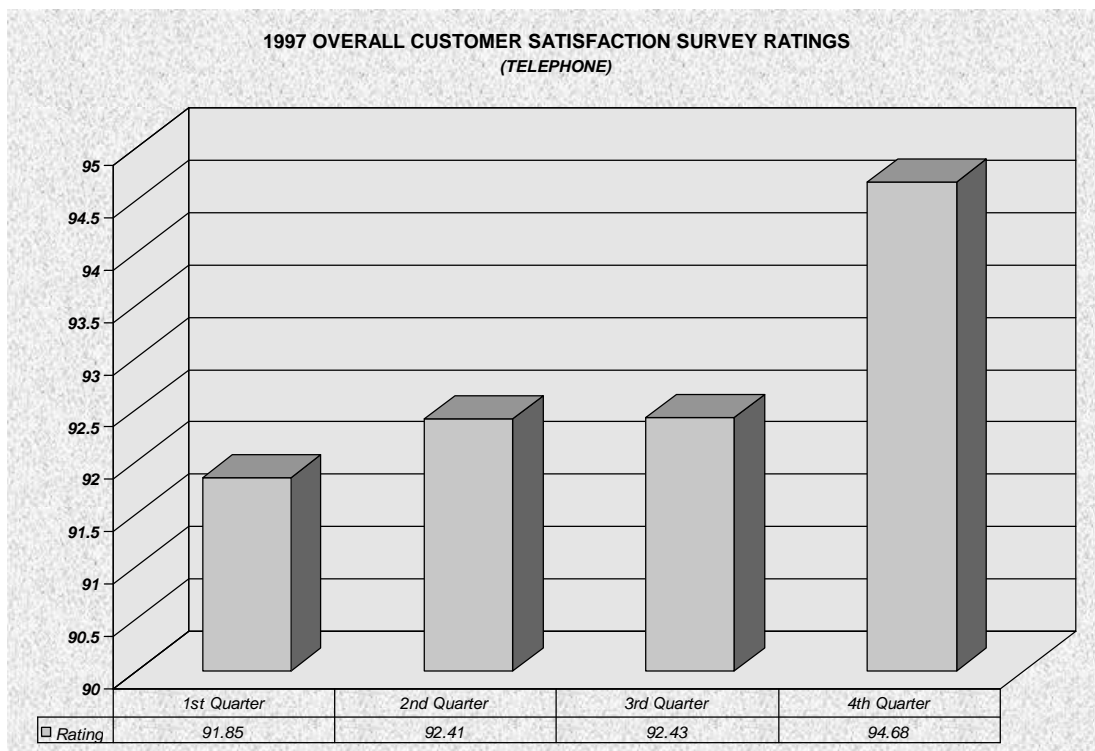
1997 ZONING PERMITS





The Planning and Zoning Department has been an active partner in the effort to develop an effective customer satisfaction survey system for all Hamilton County Departments. We conducted a training session for telephone interviewers and training coordinators from other County departments; topics included the survey process, telephone etiquette, and the do's and don'ts of telephone interviewing. We currently conduct quarterly telephone survey and an annual mail survey. The results of the survey are shared with RPC/RZC staff, and the Customer Satisfaction Team develops workable action plans to address customer complaints and needs. These action plans are forwarded to supervisors for comments and modifications prior to implementation.

The chart below presents the overall RPC/RZC customer satisfaction ratings for each of the four quarters in 1997. Customers initially rate our service on a scale of 1-6. The ratings are subsequently converted to a 100-point scale before they are reported to the County Administrator. As the chart shows, the RPC/RZC maintained a service level above 90% (Excellent) for each quarter of 1997. The annual mail survey is given to County department heads, township trustees, the RPC and RZC Commissioners, and similar customers. The 1997 mail survey summary, presented on the next page, shows that these customers were very satisfied with the materials they received and the presentations we delivered. In short, the RPC/RZC is a recognized leader in the drive to provide superior customer service to all Hamilton County residents.



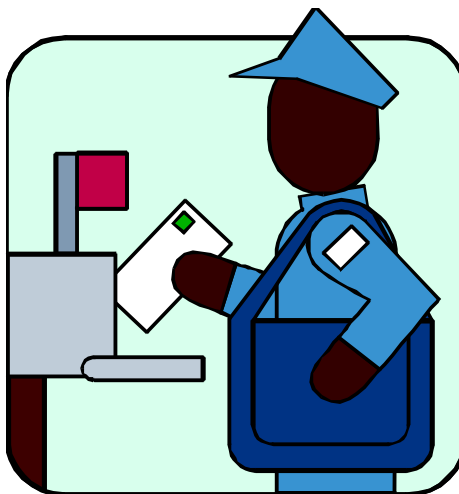
1997 MAIL SURVEY SUMMARY

RESPONSE RATE	AFFILIATION (N=35)														
Surveys Sent Out = 71 Surveys Returned = 35 Surveys Completed = 24 ^a Surveys Partially Completed = 25 Return Rate = 35/71 = 49.3% Completion Rate = 24/71 = 33.8%	<table> <tr><td>County Agency/Dept. Head</td><td>14.3%</td></tr> <tr><td>Township Trustee</td><td>37.1%</td></tr> <tr><td>Township Administrator</td><td>8.6%</td></tr> <tr><td>Township Zoning Administrator</td><td>14.3%</td></tr> <tr><td>RPC or RZC Commissioner</td><td>22.9%</td></tr> <tr><td>Other</td><td>2.9%</td></tr> <tr><td>Total</td><td>100.0%</td></tr> </table>	County Agency/Dept. Head	14.3%	Township Trustee	37.1%	Township Administrator	8.6%	Township Zoning Administrator	14.3%	RPC or RZC Commissioner	22.9%	Other	2.9%	Total	100.0%
County Agency/Dept. Head	14.3%														
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Township Administrator	8.6%														
Township Zoning Administrator	14.3%														
RPC or RZC Commissioner	22.9%														
Other	2.9%														
Total	100.0%														
DID YOU RECEIVE ANY MATERIALS OR ASSISTANCE? (N=25)	WERE THE MATERIALS/ASSISTANCE USEFUL? (N=25)														
<table> <tr><td>Yes</td><td>100.0%</td></tr> <tr><td>No</td><td>0.0%</td></tr> <tr><td>Total</td><td>100.0%</td></tr> </table>	Yes	100.0%	No	0.0%	Total	100.0%	<table> <tr><td>Very Useful</td><td>96.0%</td></tr> <tr><td>Somewhat Useful</td><td>4.0%</td></tr> <tr><td>Not Very Useful at All</td><td>0.0%</td></tr> <tr><td>Total</td><td>100.0%</td></tr> </table>	Very Useful	96.0%	Somewhat Useful	4.0%	Not Very Useful at All	0.0%	Total	100.0%
Yes	100.0%														
No	0.0%														
Total	100.0%														
Very Useful	96.0%														
Somewhat Useful	4.0%														
Not Very Useful at All	0.0%														
Total	100.0%														
HAVE WE GIVEN ANY ORAL OR VISUAL PRESENTATIONS (N=25)	HOW INFORMATIVE WERE THE PRESENTATIONS? (N=16)														
<table> <tr><td>Yes</td><td>64.0%</td></tr> <tr><td>No</td><td>36.0%</td></tr> <tr><td>Total</td><td>100.0%</td></tr> </table>	Yes	64.0%	No	36.0%	Total	100.0%	<table> <tr><td>Very Informative</td><td>87.5%</td></tr> <tr><td>Somewhat Informative</td><td>12.5%</td></tr> <tr><td>Need Improvement</td><td>0.0%</td></tr> <tr><td>Total</td><td>100.0%</td></tr> </table>	Very Informative	87.5%	Somewhat Informative	12.5%	Need Improvement	0.0%	Total	100.0%
Yes	64.0%														
No	36.0%														
Total	100.0%														
Very Informative	87.5%														
Somewhat Informative	12.5%														
Need Improvement	0.0%														
Total	100.0%														

Source: Regional Planning Commission and Rural Zoning Commission.

Note: Percentages may not sum to 100 due to rounding.

^a Based on whether the respondent was in contact with our office during the last 6 months.



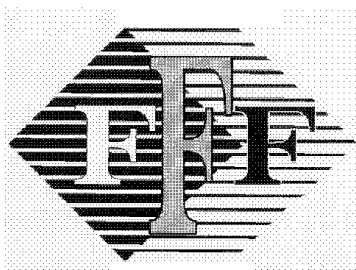
1997 FRANK F. FERRIS II PLANNING AWARD

The creation of the Frank F. Ferris II Planning Award by the Hamilton County Regional Planning Commission recognizes and honors the lifelong dedication of Mr. Ferris to municipal, county and regional planning activities, and it publicly recognizes and promotes outstanding contributions to community planning in Hamilton County. The award is presented annually to a business, municipality, township or other public agency in Hamilton County for a project that demonstrates civic, economic, aesthetic, or environmental significance. Nominated projects must be approved by the local planning commission, be part of an adopted Master Plan or equivalent planning document, started and completed as originally planned, and provide benefits to the community.

The 1997 Frank F. Ferris II Planning Award was presented on January 8, 1998 to the City of Forest Park for:

KEMPER MEADOWS BUSINESS CENTER

The Kemper Meadows Business Center, a 236 acre mixed use development east of Hamilton Avenue, was the first envisioned in a 1984 study plan. The Master Plan was created in 1986 and today encompasses over 72 businesses and 446 residential units. The businesses consist of retail, office, and light industrial facilities. The site, which was zoned single family residential, required the implementation of a new zone district to provide for the development. The city prepared the Kemper Meadows Business Center Design Standards and Review Guidelines, which addressed building design, site design, signage, parking, and landscaping.



We are located at:

County Administration Building – Room 807
138 East Court Street
Cincinnati, OH 45202

Our office is open Monday through Friday 8:00 AM to 5:00 PM with the exception of government holidays. Applications for Zoning Permits should be submitted before 3:30 PM in Room 804. For questions regarding Commission or staff services, please refer to the phone list below:

Regional Planning Commission General Information946-4500
Rural Zoning Commission General Information.....946-4501
FAX Number946-4475
E-Mailinfo@rpc.hamilton-co.org

Executive Director

Ron Miller, AICP946-4453

Service Administrators

Bob Eaton, Planning & Zoning Sys. Admin./Asst. Director.....946-4458
Caroline Andrews, AICP, Planning Services Administrator.....946-4461
Russ Sparks, Zoning Services Administrator.....946-4463

Zoning Enforcement Services

Jim Huhn, Zoning Inspector946-4472
Ray Gordon, Zoning Inspector946-4473
Bill Waite, Zoning Inspector946-4474

Zoning Revision Services

Todd Kinskey, AICP, Zoning Process Manager.....946-4454
Lance Schultz, AICP, Development Review Planner I.....946-4464
Marty Insprucker, Zoning Specialist II.....946-4462

Zoning Compliance Review Services

Lori Adler, Zoning Plans Examiner.....946-4470
Mary Berta, Zoning Plans Examiner.....946-4471
Becky Reneau O'Brien, Zoning Permit Technician946-4451

Subdivision Compliance Review Services

Mark Abell, Subdivision Coordinator.....946-4465
Jim Bowen, Planning Specialist-Address Assignment946-4468

Community Planning Services

Catalina Landivar-Simon, AICP, Planner I-Community Plans946-4455
Paul Smiley, GIS Specialist-Planning.....946-4469

Census and Data Products Services

Tim Horsley, Ph.D., Project Manager-Data Products.....946-4456
Steve Sievers, Planner/Data Analyst.....946-4467
Lorraine Jordan, GIS Specialist-CAGIS.....946-4466
Jay Springer, Graphics/Data Management Specialist.....946-4459

Administrative Support Services

Karen Ambrosius, Administrative Coordinator946-4460
Teresa Lawson, Word Processor II.....946-4452
Denise Schlotman, Clerk 2.....946-4502



REACHING US IN 1998

